

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

FHA# 011-6951898
MAP#25-0090

This Deed made this 10th day of December, 2025, by and between Mark A. Pickens, Foreclosure Commissioner, ("Grantor") and the Secretary of Housing and Urban Development ("Grantee").

WHEREAS, 14th day of October, 2010, a certain Mortgage was executed by **Judy D. Hyde**, a single person, as mortgagor in favor of Wells Fargo Bank, N.A. and was recorded on November 23, 2010, in Instrument Number 20101123000392690, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the Mortgage is now owned by the United States Secretary of Housing and Urban Development (the Secretary), pursuant to an assignment; and said mortgage transferred and assigned to the Nationstar Mortgage, LLC d/b/a Champion Mortgage Company and recorded in Instrument Number 20170828000313260; said mortgage transferred and assigned to the Secretary and recorded in Instrument Number 20181029000381220 in the Office of the Judge of Probate of Shelby County, Alabama, et seq.; and

WHEREAS, by virtue of default in the covenants and conditions of the Mortgage the Secretary designated Mark A. Pickens as foreclosure commissioner to conduct a non-judicial foreclosure of the Mortgage under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., the designation being recorded in Instrument Number 20190619000217400, in the Probate Records of Shelby County, Alabama; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt request, (1) on October 16, 2025, to the Estate of Judy D. Hyde, 1119 Weybridge Rd, Pelham, AL 35124, the owner of the property secured by the mortgage as shown by the public records on August 8, 2025; to the Occupant, 1119 Weybridge Rd, Pelham, AL 35124, Tracy Hyde Clennon, 6285 Lakewood Trail, Pinson, AL 35126, Russell Tod Hyde, 2728 Mount Royal Circle, Mountain Brook, AL 35216, Seth S. Ashmore, Esq., 129 East Laurel Street, Scottsboro, AL 35768 and to all parties who have caused to be filed subordinate liens against the property secured by the Mortgage including the Secretary of Housing and Urban Development, 451 7th ST SW, Washington, D.C., 20410; and American Express National Bank, P.O. Box

1457, Minneapolis, MN 55440, First National Bank of Omaha c/o DCM Services, 1550 American Blvd E, Ste 200, Bloomington, MN 55425-1116, Discover Bank c/o DCM Services, 1550 American Blvd E, Ste 200, Bloomington, MN 55425-1116, and Ballantrae Residential Association, Inc. c/o Niki Griffin, CMCA, Manager, 2700 Highway 280, Suite 425, Birmingham, AL 35223, and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in the Shelby County Reporter on October 12, October 19, and October 26, 2025; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for the record in Inst# 20251014000315850; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held at the Shelby County Courthouse, City of Columbiana, Alabama, on **20th day of November, 2025**, at 3:05 p.m., in accordance with the terms of said Notice and the Act; at which the **Secretary of Housing and Urban Development** submitted the highest bid in the amount of **Two Hundred Fifty-Six Thousand Four Hundred Fifteen and 62/100ths Dollars (\$256,415.62)**; and

WHEREAS, the mortgagor is not entitled to the benefits of the Soldier's and Sailor's Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or other subsequent to a foreclosure completed pursuant to the Act. (12 USCA 3763(e));

NOW THEREFORE, for one dollar and other valuable consideration, the undersigned hereby grants, bargains, sells and conveys to the **Secretary of Housing and Urban Development**; the following described property located in Shelby County, Alabama, to wit:

Lot 625, according to the Final Plat of Weybridge at Ballantrae Phase I, as recorded in Map Book 32, Page 123, in the Probate Office of Shelby County, Alabama.

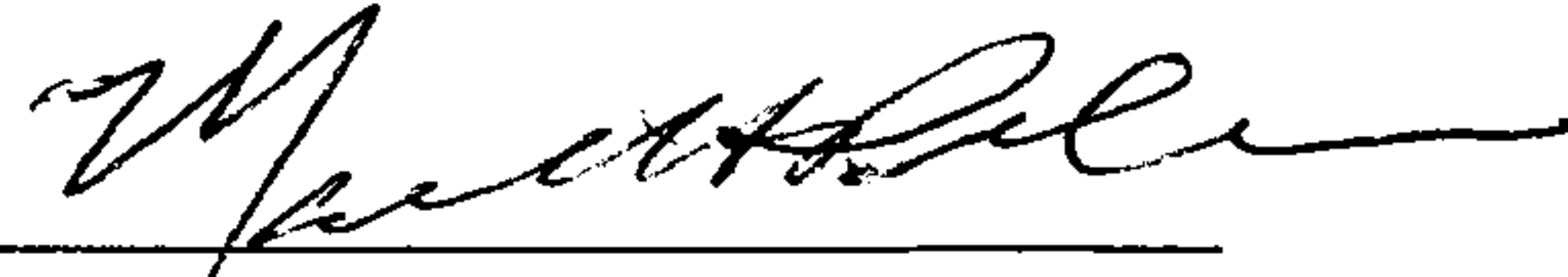
Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.

Address of property provided for informational purposes only:

1119 Weybridge Rd, Pelham, AL 35124.

The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, the mortgagor or any other party claiming by, through, or under them on the date the Mortgage referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the grantee.

Foreclosure Commissioner for the Secretary
of Housing and Urban Development



Mark A. Pickens
P.O. Box 26101
Birmingham, AL 35260
(205)933-1169

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Mark A. Pickens, whose name as acting as Foreclosure Commissioner for the Secretary of Housing and Urban Development, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his/capacity as such Foreclosure Commissioner and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my name and official seal this the 10th day of December, 2025.


NOTARY PUBLIC

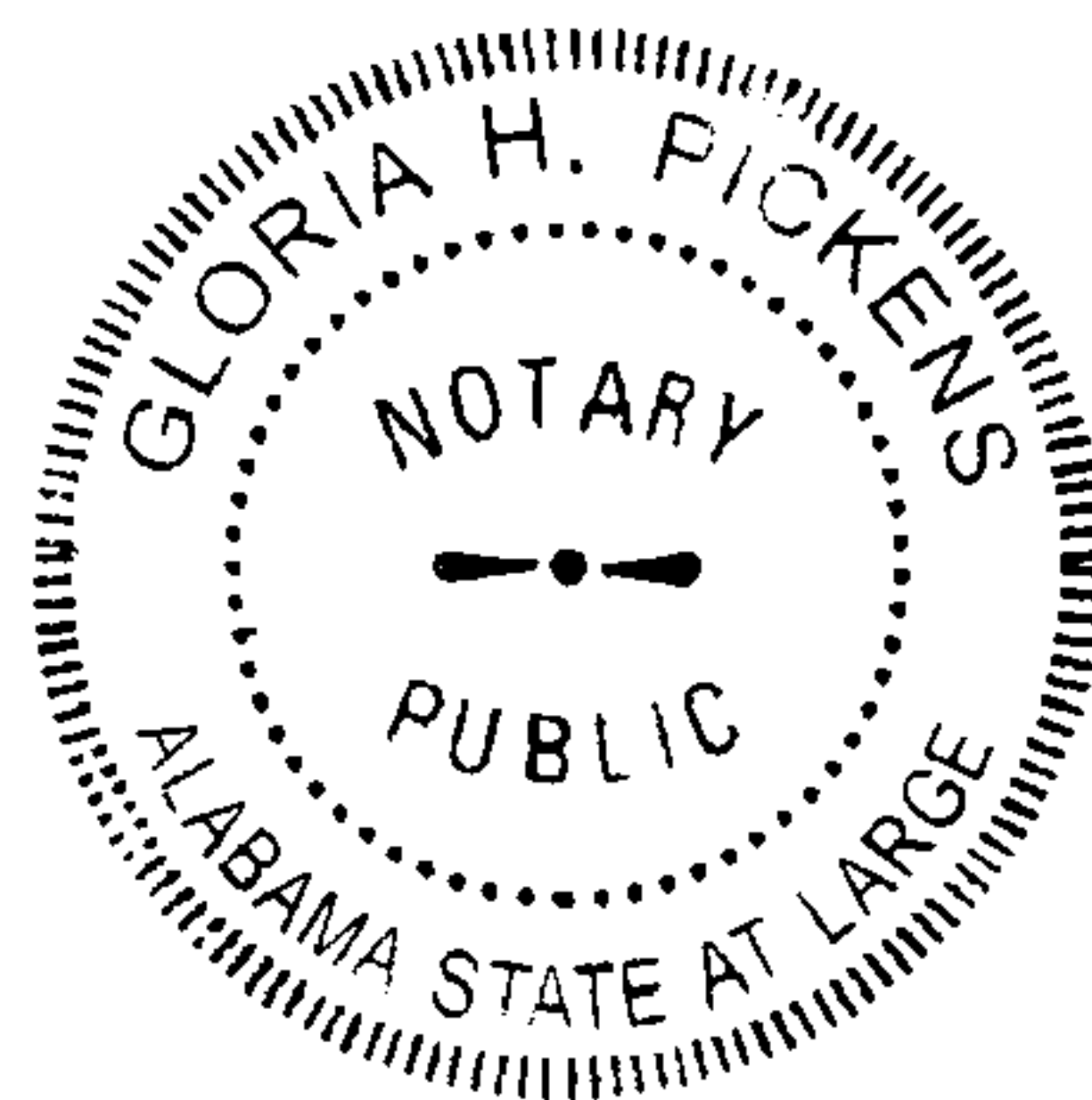
My commission expires:

Grantee's address:

Secretary of Housing and Urban Development
c/o Compu-link Corporation
14002 East 21st Street, Suite 300
Tulsa, OK 74134

Instrument prepared by:

Mark A. Pickens, Esq.
MARK A. PICKENS, P.C.
Post Office Box 26101
Birmingham, Alabama 35260
MAP#25-0090



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Judy w. Hyde
 Mailing Address 1119 Weybridge Rd
Pelham, AL 35124

Grantee's Name Secretary of Housing and Urban Development
 Mailing Address c/o Compulink
14002 E 21st St, Ste 300
Tulsa, OK 74134

Property Address 1119 Weybridge Rd
Pelham, AL 35124

Date of Sale 11/20/25
 Total Purchase Price \$ 256,415.62

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Sale

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/10/25

Print MARK A. PICKENS

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2025 08:19:35 AM
\$37.00 BRITTANI
20251210000377310



Allen S. Bayl